

# \$1,348,888 - 4728 Stanley Road Sw, Calgary

MLS® #A2171824

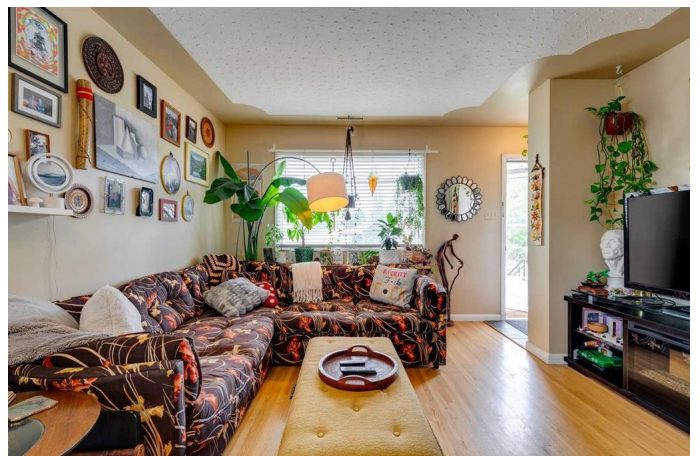
**\$1,348,888**

0 Bedroom, 0.00 Bathroom, 1,620 sqft

Multi-Family on 0.17 Acres

Parkhill, Calgary, Alberta

Elboya - 4724 & 4728 Stanley Road SW: INVESTORS/DEVELOPERS. Fantastic opportunity to own two separate 60' x 125' lots in the sought-after community of Elboya. Total Land is 15,000 Sqft. Each property is separately titled and must be purchased together, total list price for the package is \$2,697,776. The current use on each property is a legal 4-plex. The current Zoning is MC-2. All units have two Bedrooms and one bath. All eight units are well-maintained, and many have long-term tenants. Upper units are 774 sqft, and lower units are 720 sqft. Each unit is self-contained with a private/separate front and rear entrance and is metered with its own electrical panel, HWT, furnace, and in-suite laundry. There is plenty of street parking. 4724 has three outdoor stalls and a double detached garage with a back lane. 4728 has a 4-car garage with a back lane. Prime Inner City Property! Ideally situated in Elboya, just south of Parkhill and within walking distance of Stanley Park and the 39 Ave LRT Train Station. Fantastic Location - steps to MacLeod Trail with quick access to Chinook Centre Mall, Britannia Plaza + Much More !! Easy access to Elbow Drive, Deerfoot & Glenmore Trail and a 10-minute commute into downtown. Excellent holding property, a rare re-development opportunity to own 120 feet of frontage ready for development with solid rental income. Call for more information.



Built in 1955

Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2171824     |
| Price          | \$1,348,888  |
| Sold Price     | \$1,232,000  |
| Bathrooms      | 0.00         |
| Square Footage | 1,620        |
| Acres          | 0.17         |
| Year Built     | 1955         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Status         | Sold         |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4728 Stanley Road Sw |
| Subdivision | Parkhill             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 2R2              |

Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Alley Access, Quad or More Detached |

Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None                    |

Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Construction      | Brick        |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2024 |
| Date Sold      | December 6th, 2024 |
| Days on Market | 57                 |
| Zoning         | M-C2               |
| HOA Fees       | 0.00               |

**Listing Details**

Listing Office                RE/MAX Real Estate (Central)

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